

Single Family Residence **RESIDENTIAL**

15 RIVER RUN RD

TEMPLETON, CA 93465

\$806,532 TopHap Estimate · \$543 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,485 ft²
LIVING AREA

0.24 ac
LOT SIZE

2003
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$807K

\$765K low

\$848K high

Last Sale

\$675,000 · Jul 6, 2022

Est. Owner Equity

\$806,532

TAX & ASSESSMENT

Property Tax	\$8,128 (2025)
Assessed Value	\$716,314
Previous Assessed	\$702,270

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN LUIS OBISPO
Lot (acres)	0.24
Construction	Wood (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

88
WILDFIRE

20
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 24, 2022	Financing	Transfer On Death Deed			
Jun 27, 2022	Resale	Grant Deed	\$675,000	\$455	
Jul 11, 2003	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Templeton Elementary School	Elementary	KG–2	1.0 mi
Templeton Middle School	Middle	6–8	1.1 mi
Templeton High School	High	9–12	1.3 mi

District: Templeton Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 93465

78 CRIME INDEX	93 AIR POLLUTION	9,976 POPULATION	\$127K MEDIAN IN-COME	58°F AVG TEMP	75% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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